

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643
www.hcd.ca.gov



February 25, 2005

Mr. Jesse Lewis
Community Development Director
Inglewood City Hall
One Manchester Boulevard
Inglewood, CA 90301

Dear Mr. Lewis:

RE: Review of the City of Inglewood's Revised Draft Housing Element

Thank you for submitting Inglewood's draft housing element amendment, received for review on December 29, 2004. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Telephone conversations with Mr. Sheldon Curry, Planning Manager, and Ms. Wanda Williams, Senior Planner, as well as a site visit to Inglewood, assisted the review.

The Department is pleased to find the revised draft element addresses the statutory requirements described in the Department's October 22, 2001 review. The element will be in full compliance with State housing element law when adopted and submitted to this Department, pursuant to Government Code Section 65585(g). The Department also encourages the City to monitor the effects of its parking requirements on residential development and incorporate its current efforts to provide parking modifications or reductions to specific developments into the next update of the City's zoning code.

The City is commended for meeting its regional housing need allocation for lower-income households through its commitment to develop a variety of housing types for all segments of the community. Inglewood has successfully facilitated the development of a number of housing projects for lower-income and special needs groups, including a 91 unit senior housing project funded with Community Development Block Grant (CDBG) and redevelopment funds, and the Veteran's Housing Project, a 301 unit housing development for formerly homeless veterans. The Department recognizes the City's efforts to encourage and facilitate the development of housing to meet the needs of lower-income households.

For future reference, Chapter 724, Statutes of 2004 (AB 2348), which took effect January 1, 2005, implemented changes to State housing element law (Article 10.6 of Government Code). Therefore, please be aware that the City's next comprehensive housing element update will need to address the new statutory requirements.

We look forward to receiving the City's adopted housing element. If we can be of further assistance, or you have any questions, please contact Leah Northrop, of our staff, at (916) 323-7271.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

Enclosures

cc: Sheldon Curry, Planning Manager, City of Inglewood
Wanda Williams, Senior Planner, City of Inglewood
Mark Stivers, Senate Committee on Transportation and Housing
Catherine Ysrael, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, The Planning Center
Dara Schur, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Carlyle W. Hall, Hall & Phillips Law Firm
Fair Housing Council of the San Fernando Valley
Mark Johnson, Legal Aid Foundation of Los Angeles
Dennis Rockway, Legal Aid Foundation of Long Beach
Stephanie Knapik, Westside Fair Housing Council
Mona Tawatao, San Fernando Valley Neighborhood Legal Services
Mihn Tran, Inland Counties Legal Services
James A. Ragsdale, AICP
Karen Warner, Cotton, Bridges & Associates
David Booher, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, California State University Pomona
Joe Carreras, Southern California Association of Governments
Won Chang, Attorney at Law, Davis and Company
Jacob Lieb, Southern California Association of Governments